

133.0

0006

0012.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

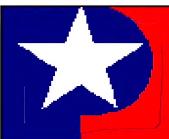
937,800 / 937,800

USE VALUE:

937,800 / 937,800

ASSESSED:

937,800 / 937,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		TEMPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PINARD RENE-PIERRE	
Owner 2: DU MERAC GABRIELLE RUBAT	
Owner 3:	

Street 1: 34 TEMPLE ST	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER

Owner 1: KEEFFE JOSEPH G JR & JAMES W -	
Owner 2: TRS/BARBARA KEEFFE IRREVOCABLE -	

Street 1: 34 TEMPLE ST	
Twn/City: ARLINGTON	
StProv: MA	Cntry

Postal: 02476	
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NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 2093 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		

Census:		Exempt
Flood Haz:		

D		Topo
s		Street
t		Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	90.	1.00	10									540,000						540,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	397,800		540,000	937,800		85721
							GIS Ref
							GIS Ref
							Insp Date
							02/09/09

PREVIOUS ASSESSMENT								Parcel ID	133.0-0006-0012.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	397,800	0	6,000.	540,000	937,800		Year end	12/23/2021
2021	101	FV	385,700	0	6,000.	540,000	925,700		Year End Roll	12/10/2020
2020	101	FV	385,700	0	6,000.	540,000	925,700	925,700	Year End Roll	12/18/2019
2019	101	FV	305,200	0	6,000.	570,000	875,200	875,200	Year End Roll	1/3/2019
2018	101	FV	305,200	0	6,000.	420,000	725,200	725,200	Year End Roll	12/20/2017
2017	101	FV	305,200	0	6,000.	402,000	707,200	707,200	Year End Roll	1/3/2017
2016	101	FV	305,200	0	6,000.	372,000	677,200	677,200	Year End	1/4/2016
2015	101	FV	297,700	0	6,000.	312,000	609,700	609,700	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif							Notes
KEEFFE JOSEPH G	1559-183	1	7/14/2020		1,020,000	No	No								
KEEFFE BARBARA	1508-52		5/18/2017	Convenience	99	No	No	JOSEPH G KEEFE SR D.O.D. 7/29/2006 BK717 PG							
	717-46		1/1/1901	Family		No	No	N							

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment													Date	Result	By	Name
6/2/1994	243	Manual	3,400					ROOF													11/4/2020	SQ Returned	JO	Jenny O
																					9/9/2020	SQ Mailed	MM	Mary M
																					2/9/2009	Measured	294	PATRIOT
																					11/3/1999	Meas/Inspect	264	PATRIOT
																					7/20/1992		KT	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:				
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	15 %	OthrFix:	Rating:	OTHER FEATURES	RESIDENTIAL GRID											
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 2	Rating: Average	WSFlue: 1	Rating: Average	1st Res Grid Desc: Line 1	# Units 1	FFL (441)	3 OFFP 9 (27)				
GENERAL INFORMATION				Location:	Total Units:	Other	Upper	Lvl 2	Lvl 1	Lower	Totals	FY LR DR D K FR RR BR FB HB L O	24	9					
Grade: B- - Good (-)	Year Blt: 1936	Eff Yr Blt:	Alt LUC:	Alt %:	Floor:	% Own:	REMODELING	RES BREAKDOWN											
Jurisdct:				Name:	Phys Cond: AG - Avg-Good	26. %	Exterior:	No Unit	RMS	BRS	FL	1	7	3	10				
Const Mod:				Functional:	%	Interior:								20 GAR (200)					
Lump Sum Adj:				Economic:	%	Additions:								UAT SFL FFL BMT (768)					
DEPRECIATION				Special:	%	Kitchen:								8 6 2 4 5 4 7 (29) OFFP (22) 6					
Sec Int Wall:				Override:	%	Baths:													
Partition: T - Typical				Total:	26.4 %	Plumbing:													
Prim Floors: 3 - Hardwood				CALC SUMMARY	COMPARABLE SALES								Electric:						
Sec Floors:				Basic \$ / SQ: 130.00	Rate	Parcel ID	Typ	Date	Sale Price				Heating:						
Bsmnt Flr: 12 - Concrete				Size Adj.: 1.17578864															
Subfloor:				Const Adj.: 0.99435562															
Bsmnt Gar:				Adj \$ / SQ: 151.990															
Electric: 3 - Typical				Other Features: 84500															
Insulation: 2 - Typical				Grade Factor: 1.21															
Int vs Ext:				NBHD Inf: 1.00000000															
Heat Fuel: 1 - Oil				NBHD Mod:															
Heat Type: 5 - Steam				LUC Factor: 1.00															
# Heat Sys: 1				Adj Total: 540513															
% Heated: 100				Depreciation: 142695															
Solar HW: NO				Depreciated Total: 397818															
% Com Wal				WtAv\$/SQ: 130.00															
				AvRate: 1.17578864															
				Ind.Val: 1.00															
				Juris. Factor: 1.21															
				Before Depr: 183.91															
				Special Features: 0															
				Val/Su Net: 124.08															
				Final Total: 397800															
				Val/Su SzAd: 199.20															
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS												PARCEL ID 133.0-0006-0012.A							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:							Total Special Features:						Total:					